

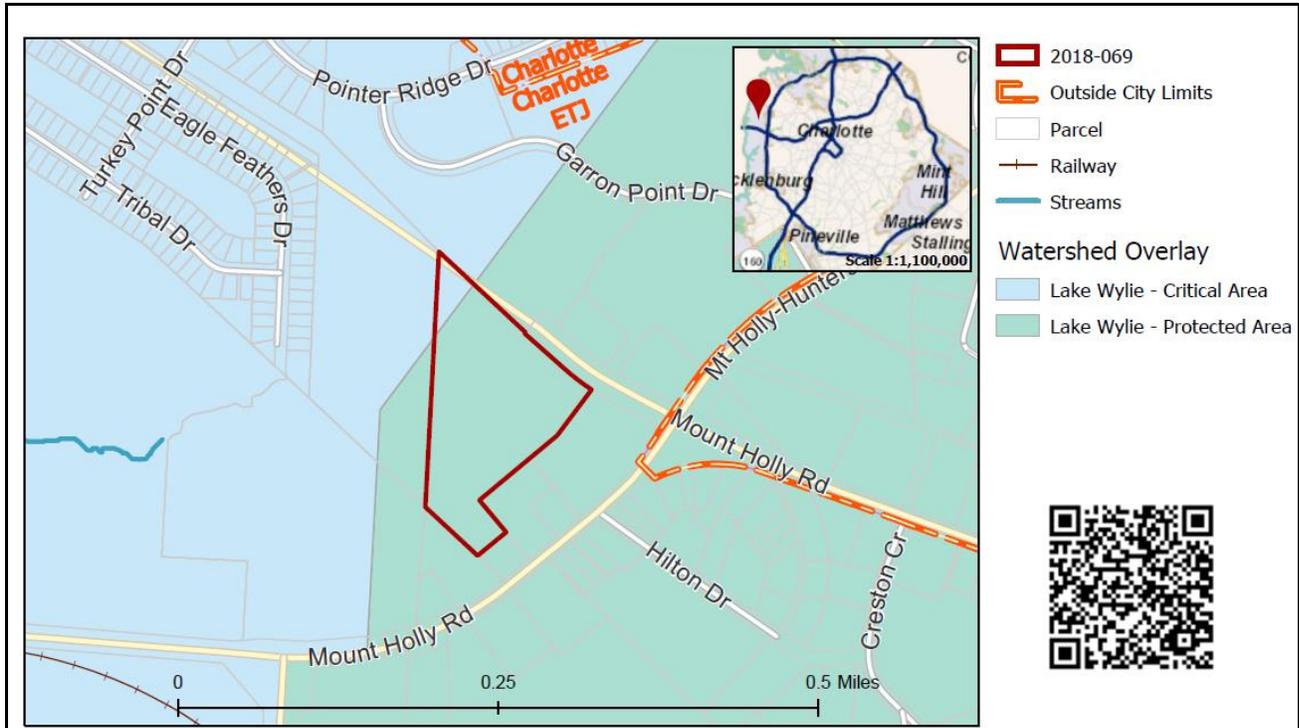
REQUEST

Current Zoning: I-1 LWCA (light industrial, Lake Wylie Critical Area) and I-1 LWPA (light industrial, Lake Wylie Protected Area) and B-2 LWPA (general business, Lake Wylie Protected Area)

Proposed Zoning: MX-2 LWCA (mixed use, Lake Wylie Critical Area) and MX-2 LWPA (mixed use, Lake Wylie Protected Area) with five-year vested rights

LOCATION

Approximately 10 acres located on the west side of Mt. Holly-Huntersville Road, south of Mt. Holly Road. (Outside City Limits)



SUMMARY OF PETITION

The petition proposes to allow up to 73 attached dwelling units at a density of 7.3 units per acre, on vacant land adjacent to Catawba Village Shopping Center at the intersection of Mt. Holly-Huntersville Road and Mount Holly Road.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Huntersville Investment, LLC
Dependable Development, Inc.
Huntersville Investment, LLC (Billy Packer)

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to tree save, stormwater, amenities and architecture as well as several technical items.

Plan Consistency

The petition is consistent with the residential, office and/or retail land use recommendation for this site, as per the *Catawba Area Plan*.

Rationale for Recommendation

- The proposed rezoning is consistent with the land use recommendation for this site.
- The proposed density of this petition is consistent with *Catawba Area Plan* recommendation, that if residential is developed as a single use, the density should not be higher than 12 dwelling units per acre.
- The proposed site plan provides the required street network for the site.
- The proposed townhome development provides a mix of uses in a neighborhood serving center that is served by bus service.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 73 lots (70 lots plus 3 with proposed reclaimed right-of-way). The three additional proposed lots are subject to the possible abandonment of 30 feet of right-of-way by CDOT. If the right-of-way is not abandoned, the proposed lot total will remain at 70 lots.

Commits to the following transportation commitments:

- Two points of ingress/egress from Mt. Holly Road, with an internal network of new streets (Road A and Road B).
- Possible 30 feet of right-of-way along Mt. Holly Road to be abandoned by CDOT.
- Six-foot sidewalk and eight-foot landscape strip along Mt. Holly Road.

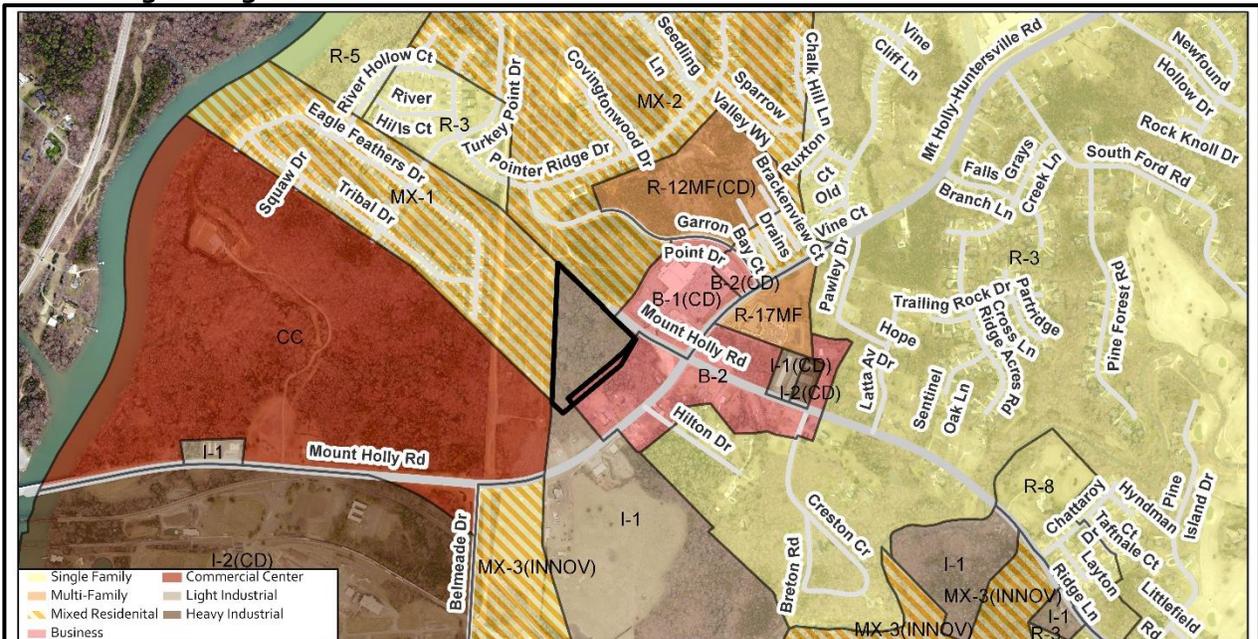
Commits to the following architectural standards:

- Building materials may include glass, brick, stone, simulated stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), vinyl, EIFS or wood.
- All townhome units will include a covered front porch or stoop.
- All corner/end units that face a public or private street will have a trim band detail in the gable and a combination of windows and/or false windows on the side elevation that faces the street.
- Garage doors visible from public or private streets will have windows and carriage style hardware to minimize the visual impact.

Other commitments:

- Provides a 25-foot Class C buffer (one-half of 50 feet) and reduced 30-foot Class C buffer (from 50 feet) adjacent to properties zoned B-2 (general business) and MX-1 (mixed use), respectively. Provides a 50-foot Class A buffer (one-half of 100 feet) adjacent to properties zoned I-1 (light industrial).
- Provides two areas for guest parking spaces with a total of eight parking spaces.
- Shows common open space and tree save areas.

• **Existing Zoning and Land Use**

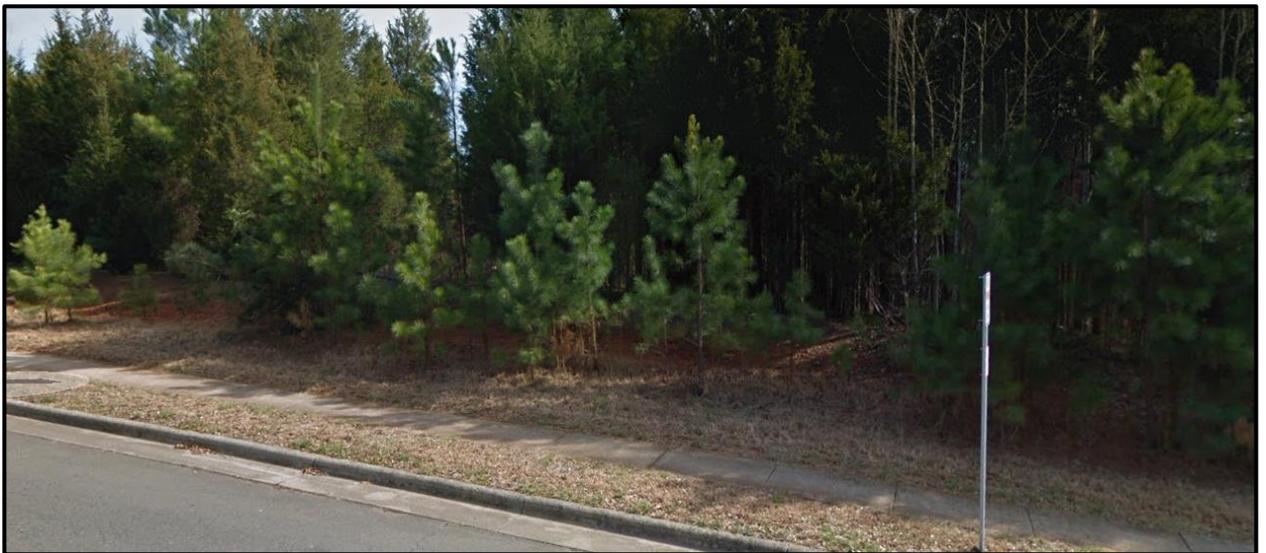


- The site is surrounded by single family neighborhoods, townhomes, retail, industrial uses, and vacant and undeveloped land in various zoning districts. Catawba Village shopping center is

located directly to the northeast. To the southwest is approximately 130 acres rezoned in 2005 via petition 2005-076 to allow 335,000 square feet of retail uses, a 150-room hotel, and 800 residential units. To date, that project has not been constructed. Also directly to the west is a 445-foot Duke Power right-of-way.



The subject property is vacant.



Property to the north along Garron Point Drive is undeveloped.



Property to the west is a Duke Power right-of-way.

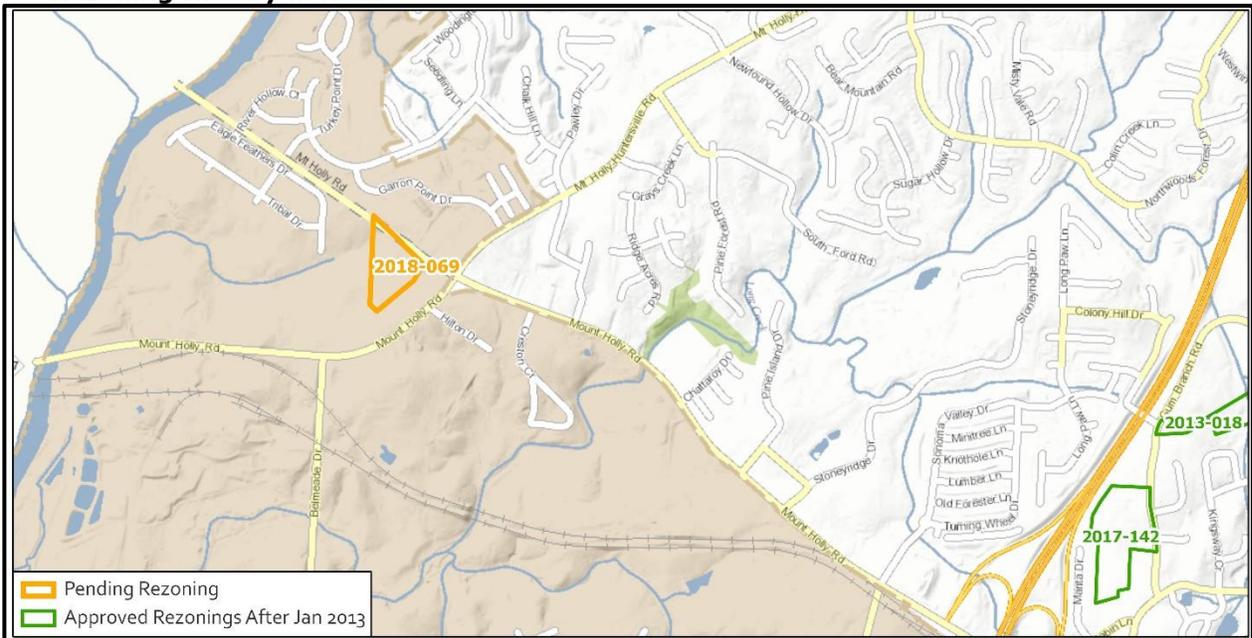


Property to the east along Mt. Holly-Huntersville Road is developed with a shopping center.



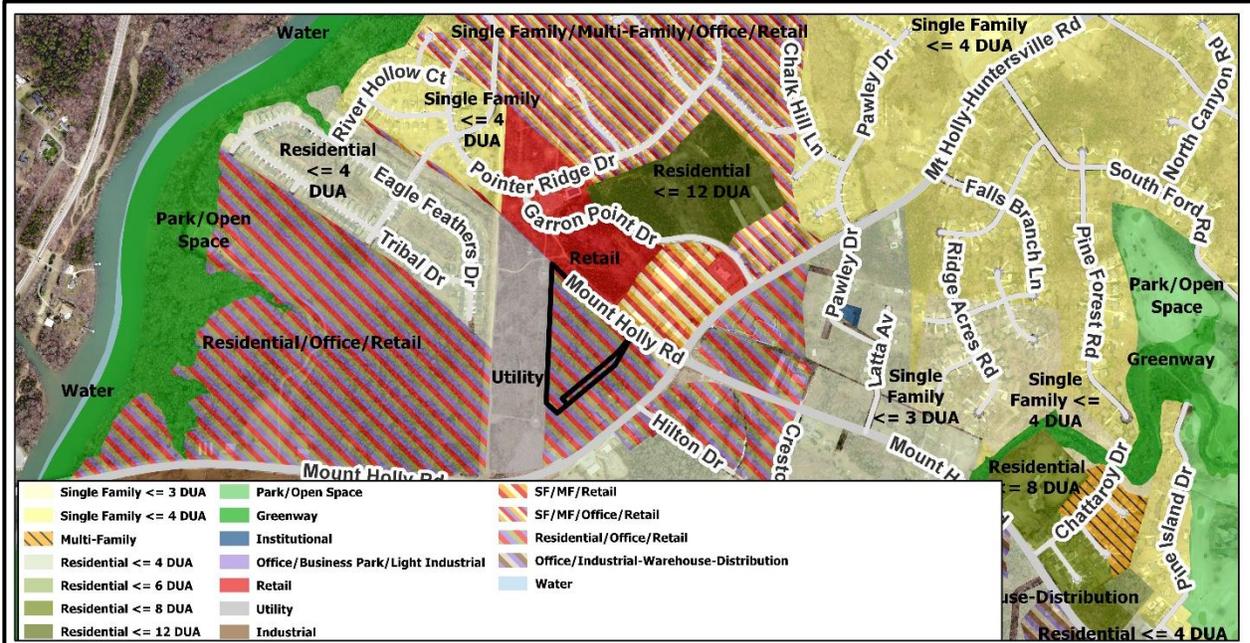
Property to the south along Mt. Holly Road is developed with a mix of commercial uses.

• **Rezoning History in Area**



There have been no recent rezonings in the immediate area.

• **Public Plans and Policies**



- The *Catawba Area Plan* (adopted 2010) recommends residential, office and/or retail uses for this site.
- The plan specifies that one or any combination of these uses is appropriate. However, office and retail uses are limited to neighborhood size center as described in the *General Development Policies* (GDPs). Residential as a single use should be limited to up to 12 dwelling units per acre.

• **TRANSPORTATION CONSIDERATIONS**

- The site access will be provided by Mt. Holly Road, which has recently been downgraded to a collector roadway section, only requiring 72 feet of right-of-way. The petitioner plans to implement curb/gutter, eight-foot planting strips, and five- or six-foot sidewalks along the site’s public street frontages.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 0 trips per day (based on vacant land).
 Entitlement: 2,070 trips per day (based on 85,200 square feet warehouse, 12,600 square feet retail).
 Proposed Zoning: 470 trips per day (based on 70 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce seven students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is seven students.
 - The proposed development is projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - River Oaks Academy Elementary from 90% to 91%
 - Coulwood Middle to remain at 91%
 - West Mecklenburg High from 105% to 106%.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 600 feet southeast of the rezoning boundary along Mount Holly-Huntersville Road.

Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 800 feet southeast of the rezoning boundary on Mount Holly Road. A developer donated project will be required in cases where there is not direct service.

- **Engineering and Property Management:**
 - **Arborist:** See Outstanding Issues, Note 1.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Outstanding Issues, Note 2.
 - **Storm Water Services:** See Outstanding Issues, Note 2.
 - **Urban Forestry:** See Outstanding Issues, Note 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Environment

1. Submit a tree survey for all trees two (2) inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.
2. Show and label 30-foot Post-Construction Stormwater Ordinance stream buffers where jurisdictional stream segments have been delineated on the rezoning plan. Please also add the following note: Development within the Post-Construction Stormwater Ordinance stream buffers shall be subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by City Ordinance.
3. Correct Environmental Features Note 3 to state 15% tree save (not 10%).

Site and Building Design

4. Modify Architectural Standards Note 6 to state that stoops will be a minimum six feet in depth.
5. Modify Streetscape, Landscaping and Open Space Note 1 to identify minimum amenities to be provided in common open space areas.
6. Remove elevations on sheet RZ-2 if not representative of actual architectural elements.

REQUESTED TECHNICAL REVISIONS

7. Petitioner needs to clarify if the expectation is that CDOT abandon the 30-foot right-of-way along Mt. Holly Road.
8. Modify General Provisions Note 1 as there is no Sheet CP-1.
9. Modify Permitted Uses Note to indicate only up to 70 attached dwelling units.
10. Numerical order on Sheet RZ-2 is incorrect.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782